

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$101.00
11 PGS
2004053767
05/26/2004 11:14 AM



PLAT IDENTIFICATION SHEET

GRANTOR: The AM Trust
(OWNER) Wallace E. Carroll, Jr. Self Directed IRA
Lincoln Trust Company

GRANTEE: Milestone Filing No. 4, Third Amendment, Lot 2
(NAME OF PLAT) Final PD Site Plan

OLD LEGAL:

Section: 26, 35

Township: 7

Range: 67

NEW LEGAL:

Subdivision/Condo Name: Milestone

Filing # 4

Phase

Lot # 2

Building #

Block #

Unit #

MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

LEGAL DESCRIPTION:

LOT 2, MILESTONE FILING NO. 4, THIRD AMENDMENT

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 2, MILESTONE FILING NO. 4, THIRD AMENDMENT ASSUMED TO BEAR SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST BETWEEN MONUMENTS SHOWN HEREON. ALL BEARINGS HEREIN ARE RELATIVE THERETO.

BENCHMARK:

CHISELED CROWS FOOT IN THE HANDICAP RAMP AT THE SOUTHWEST ONE-QUARTER OF FRONT STREET AND FOUNDERS PARKWAY, ELEV. 6238.00 FEET.

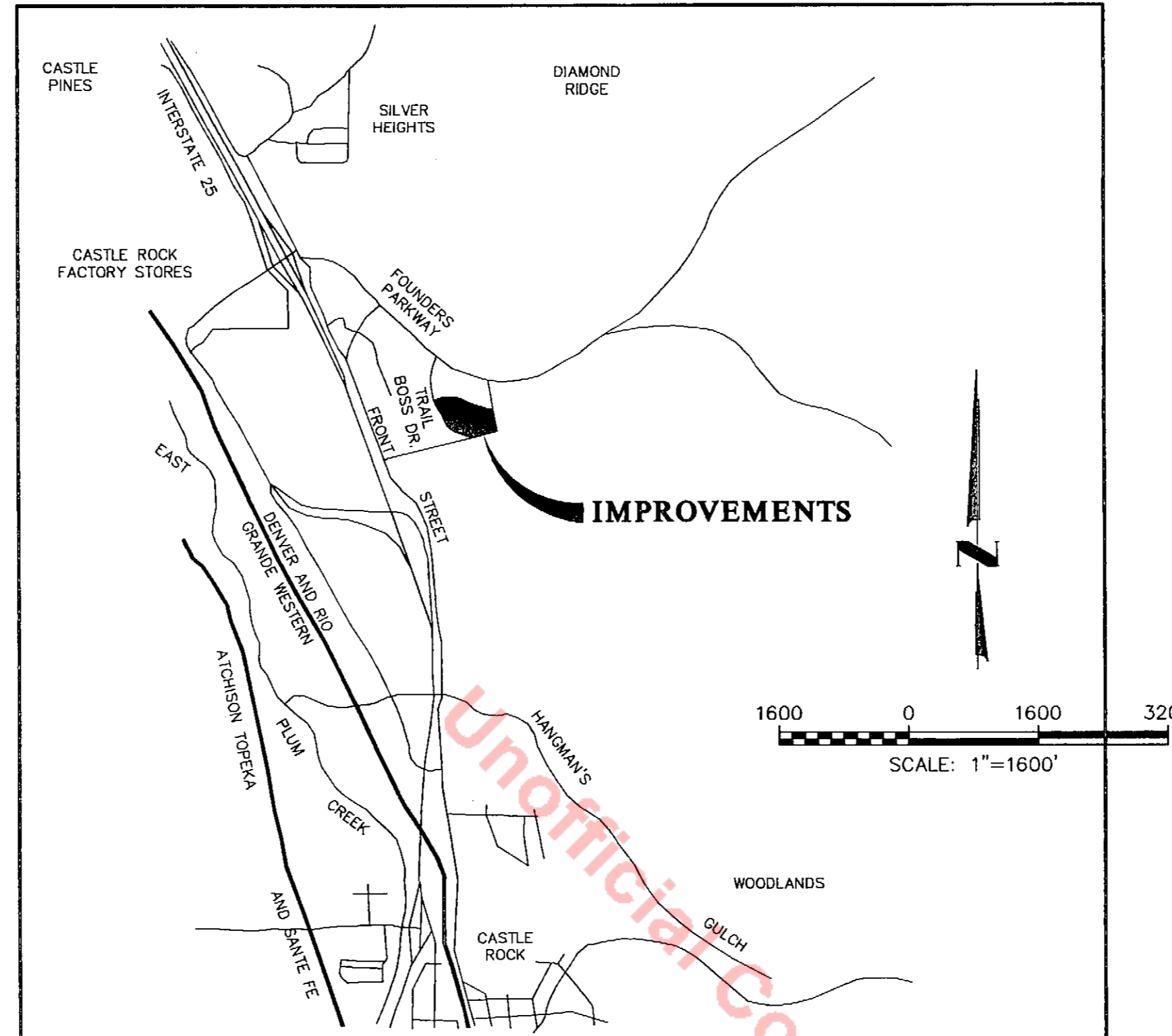
NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNERS WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE 100-YEAR FLOODPLAIN LIMIT LIES OUTSIDE OF THE PROJECT BOUNDARIES.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DRAWINGS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
- ALL WATER MAINS ARE PUBLIC TO THE CURB STOPS. BEYOND THE CURB STOPS, THE WATER SERVICE LINES ARE PRIVATE. ALL SANITARY SEWER MAINS ARE PUBLIC. ALL SANITARY SERVICE LATERALS ARE PRIVATE. ALL STORM DRAINAGE FACILITIES ARE PRIVATE.
- ALL PRIVATE ROADS AND PRIVATE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS WITH APPLICABLE EASEMENTS GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- FIRE LANE SIGNS WILL BE INSTALLED PER THE REQUIREMENTS OF THE CASTLE ROCK FIRE DEPARTMENT.
- ALL RETAINING WALLS OR PORTIONS OF WALLS OVER 4' HIGH MUST BE DESIGNED BY A STRUCTURAL ENGINEER AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM THE BEST AVAILABLE UTILITY RECORDS AND FIELD LOCATION. THIS PLAN DOES NOT GUARANTEE A COMPREHENSIVE PLAN OF ALL EXISTING UTILITIES. THE ACTUAL LOCATIONS MAY VARY.
- ZONING DESIGNATION IS PD WITH IB USE.
- A BLANKET EASEMENT OVER ALL PAVED SURFACES WILL BE GRANTED WITH THE FINAL PLAT FOR EMERGENCY ACCESS.
- ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE INDICATED.
- ALL STANDARD PARKING STALLS ARE 19' DEEP X 9' WIDE UNLESS OTHERWISE INDICATED. ALL HANDICAP PARKING STALLS ARE 19' DEEP X 8' WIDE WITH AN 8' WIDE CLEAR SPACE NEXT TO EACH STALL.
- DRIVE AND PARKING AREAS ARE ENCOMPASSED BY A CROSS EASEMENT FOR PARKING PURPOSES.
- DOMESTIC WATER METERS AND BACKFLOW PREVENTERS FOR EACH BUILDING ARE TO BE LOCATED INSIDE THE BUILDING.
- FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS ON ALL STREETS LABELED AS FIRE LANES (SEE SHEET 2)
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 21, 1998 IN BOOK 1644 AT PAGE 529 UNDER RECEPTION NO. 98105513 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE WATER BANK.

A PART OF THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

FINAL SITE PLAN

COVER SHEET



VICINITY MAP

SUMMARY TABLE

CURRENT APPLICATION PRE PLAT/FINAL PD	
TOTAL SITE AREA	240,150 SF 5.51 AC±
GROSS FLOOR AREA	58,600 SF
LAND USE:	
BUILDING COVERAGE	47,800 SF 1.097 AC 20.0%
PAVEMENT COVERAGE	90,870 SF 2.086 AC 37.8%
DETENTION AREA	00,000 SF 0.000 AC 0.0%
SIDEWALKS	13,260 SF 0.304 AC 5.5%
PRIVATE OPEN SPACE/LANDSCAPE AREA	88,220 SF 2.025 AC 36.7%
TOTAL	240,150 SF 5.51 AC 100%
BLDG HEIGHT	50 FEET MAXIMUM
CURRENT ZONING	PD WITH IB USE
GFA RATIO	0.244
BUILDING SETBACKS:	N/A
PARKING SPACES:	
REQUIRED***	189
PROVIDED	192 (INCLUDES 10 HC SPACES)
***CALCULATION:	
OFFICE SPACE - 41,450 SF - 4 SPACE PER 1000 SF	= 165 SPACES
WAREHOUSE - 5,400 SF - 1 SPACE PER 1000 SF	= 5 SPACES
DAYCARE - 14 EMPLOYEES - 1 SPACES PER 1	= 14 SPACES
DAYCARE - 100 KIDS - 1 SPACE PER 6	= 17 SPACES

DEVELOPER

THE URBAN GROUP, L.L.C.
743 VILLAGE SQUARE DRIVE, SUITE 200
CASTLE ROCK, COLORADO 80104
(303) 660-1338

ARCHITECT/ LANDSCAPE ARCHITECT

THE URBAN GROUP, L.L.C.
743 VILLAGE SQUARE DRIVE, SUITE 200
CASTLE ROCK, COLORADO 80104
(303) 660-1338

CIVIL ENGINEERING AND LAND SURVEYING

KIRKHAM, MICHAEL & ASSOCIATES, INC., P.C.
5600 SOUTH QUEBEC STREET, SUITE 2000
GREENWOOD VILLAGE, COLORADO 80111-2204

OWNERS

THE AM TRUST
7505 VILLAGE SQUARE DRIVE, SUITE 200
CASTLE ROCK, COLORADO 80108

WALLACE E. CARROLL, JR.
SELF DIRECTED IRA
7505 VILLAGE SQUARE DRIVE, SUITE 200
CASTLE ROCK, CO 80108

LINCOLN TRUST COMPANY
6312 SOUTH FIDLER'S GREEN CIRCLE, SUITE 400E
GREENWOOD VILLAGE, CO 80111

**KIRKHAM
MICHAEL**
CONSULTING ENGINEERS

5600 SOUTH QUEBEC STREET, SUITE 2000, GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 694-2300 FAX: (303) 694-2822

PREPARED: 4/16/04

revisions:

SHEET INDEX:

- COVER SHEET
- SITE PLAN
- WATER AND SANITARY PLAN
- GRADING AND STORM PLAN
- LANDSCAPE PLAN
- SITE/LANDSCAPE DETAILS
- DAYCARE BLDG ELEVATION
- FLEX/OFFICE BLDG ELEVATION
- TWO STORY OFFICE BLDG ELEVATION
- PHOTOMETRICS PLAN

SURVEYOR'S CERTIFICATE:

I, Robert J. Edrveen, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT #2, FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



REGISTERED LAND SURVEYOR

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK.

Philip E. Raman, Trustee
THE AM TRUST, DATED JANUARY 10, 1996

SIGNED THIS 30th DAY OF April, 2004

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF April, 2004
BY

Harold Pulling
WITNESS MY HAND AND SEAL My Commission Expires June 14, 2006

Wallace E. Carroll, Jr.
WALLACE E. CARROLL, JR., SELF DIRECTED IRA, 710036, DATED NOVEMBER 25, 1998

SIGNED THIS 30th DAY OF April, 2004

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF April, 2004
BY

Leigh A. Russell
WITNESS MY HAND AND SEAL My Commission Expires May 14, 2006

Michelle Russett
LINCOLN TRUST COMPANY F/B/O/ DON WEAVER

SIGNED THIS 5th DAY OF May, 2004

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF May, 2004
BY

Joann M. Wasinger
WITNESS MY HAND AND SEAL

Joann M. Wasinger
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/03/2004

NOTARY PUBLIC
MY COMMISSION EXPIRES 10/03/2004

TITLE CERTIFICATION:

I, Brenda Beckee, AN AUTHORIZED REPRESENTATIVE OF Land Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 18th DAY OF May, 2004

Brenda Beckee
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF May, 2004
BY

Brenda Beckee
WITNESS MY HAND AND SEAL

Carole L. Smith
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 18, 2006

NOTARY PUBLIC
MY COMMISSION EXPIRES 3/18/06

TOWN CERTIFICATION:

THE FINAL PD SITE PLAN FOR MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT #2 WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF May, 2004

ATTEST:
David Raman
DIRECTOR OF DEVELOPMENT SERVICES

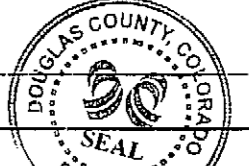
5/16/04
DATE

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:14 O'CLOCK ON THE 26th DAY OF May, 2004 AT RECEPTION NUMBER 2004053267

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY



MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2
FINAL SITE PLAN (FINAL PD SITE PLAN)
COVER SHEET
SHEET 1 OF 10

MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

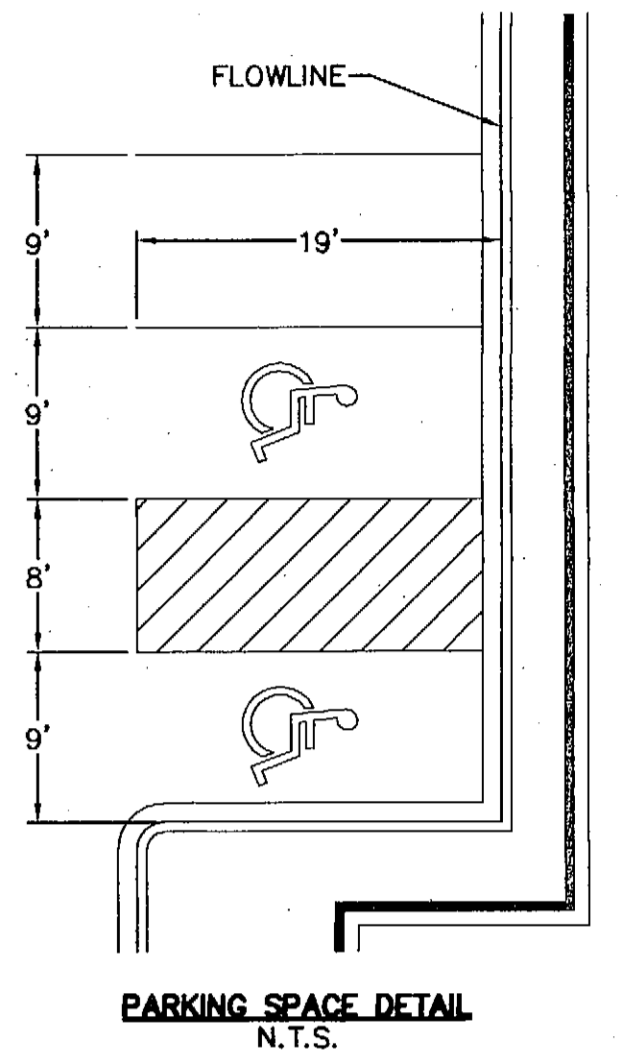
A PART OF THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

FINAL SITE PLAN

SITE PLAN

LEGEND OF SYMBOLS:

PROPERTY LINE	---
PROPOSED RETAINING WALL	=====
6" CURB & GUTTER	=====
CENTERLINE	---
HANDICAP PARKING SPACE	♿
UTILITY ESMT	---



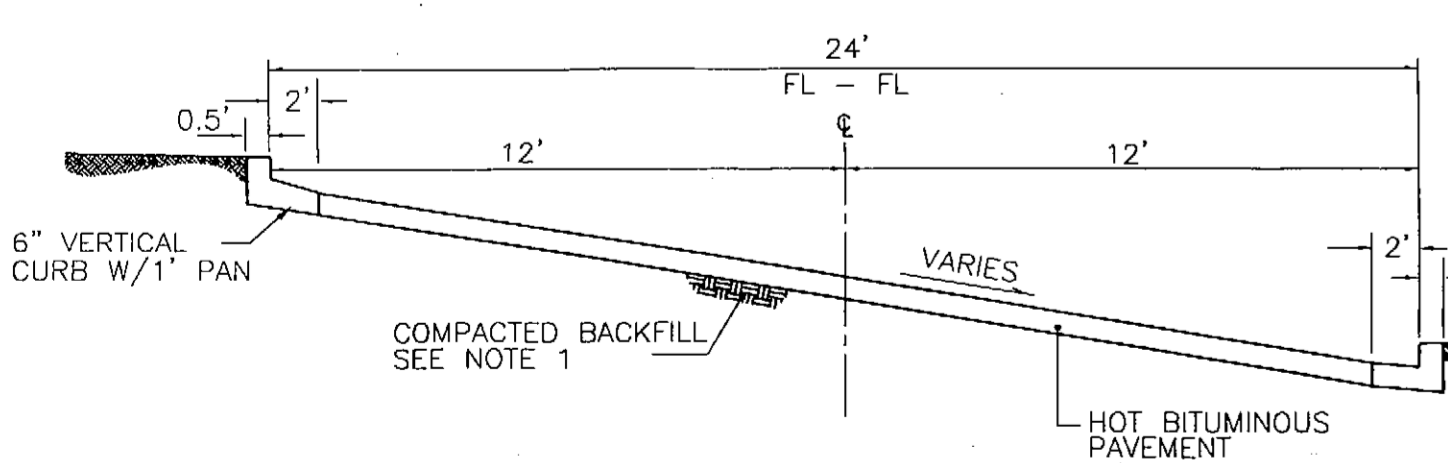
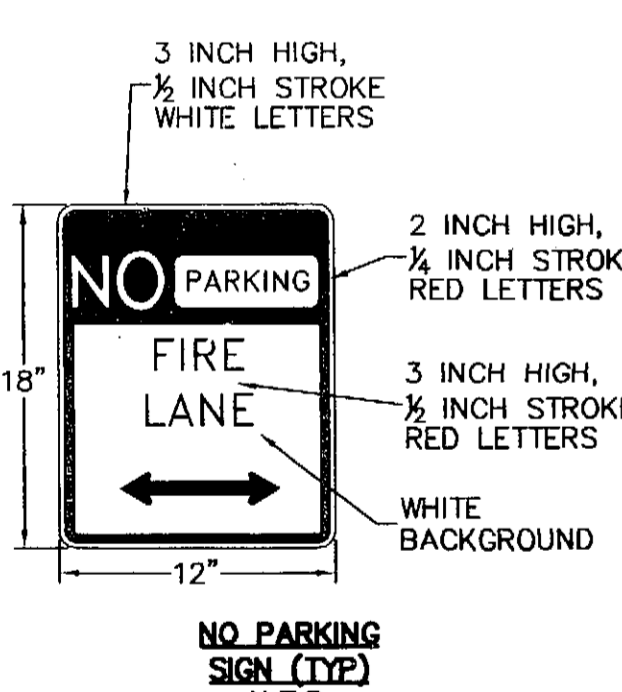
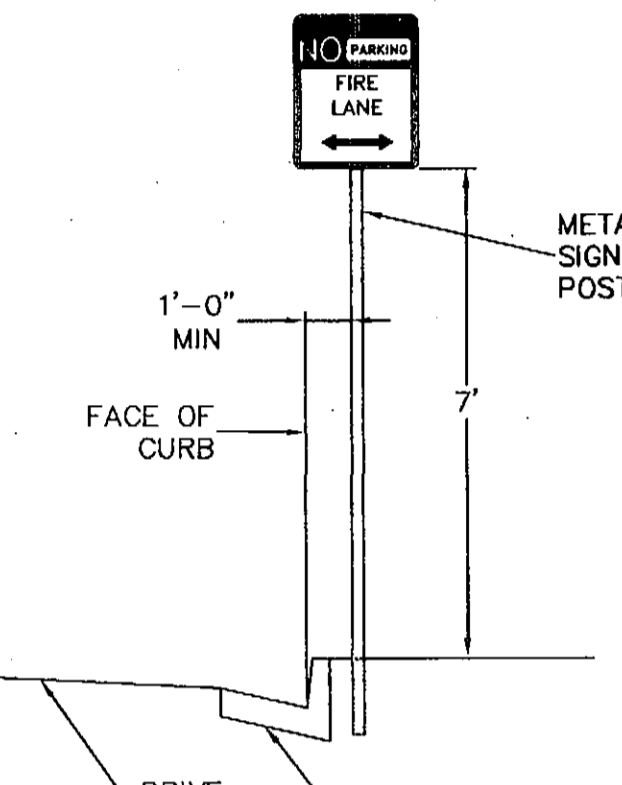
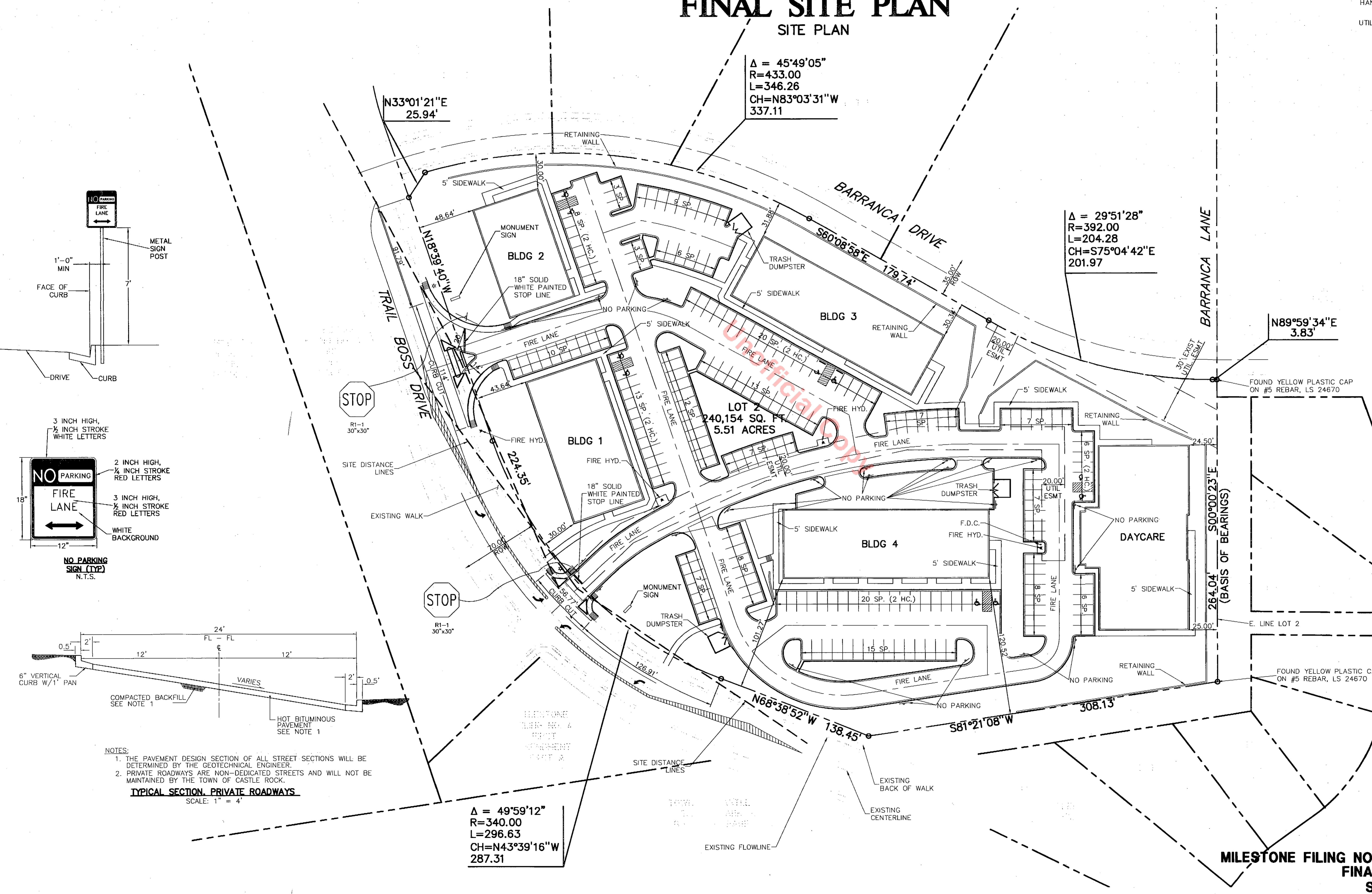
$\Delta = 45^{\circ}49'05''$
 $R = 433.00$
 $L = 346.26$
 $CH = N83^{\circ}03'31''W$
 337.11

$\Delta = 29^{\circ}51'28''$
 $R = 392.00$
 $L = 204.28$
 $CH = S75^{\circ}04'42''E$
 201.97

$N89^{\circ}59'34''E$
 $3.83'$

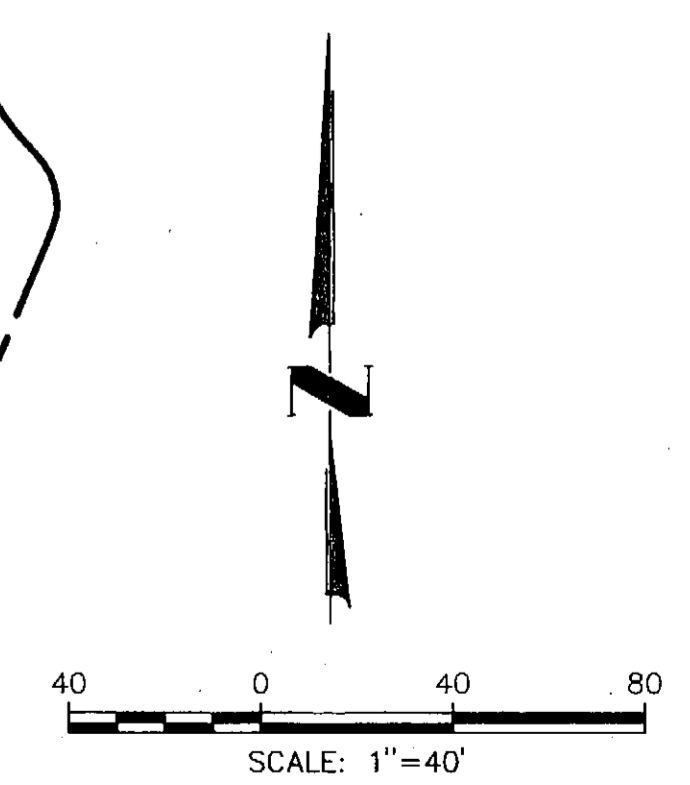
$S00^{\circ}00'23''E$
 $264.04'$
(BASIS OF BEARINGS)

$\Delta = 49^{\circ}59'12''$
 $R = 340.00$
 $L = 296.63$
 $CH = N43^{\circ}39'16''W$
 287.31



- NOTES:
1. THE PAVEMENT DESIGN SECTION OF ALL STREET SECTIONS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
 2. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE TOWN OF CASTLE ROCK.

TYPICAL SECTION, PRIVATE ROADWAYS
SCALE: 1" = 4'



MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

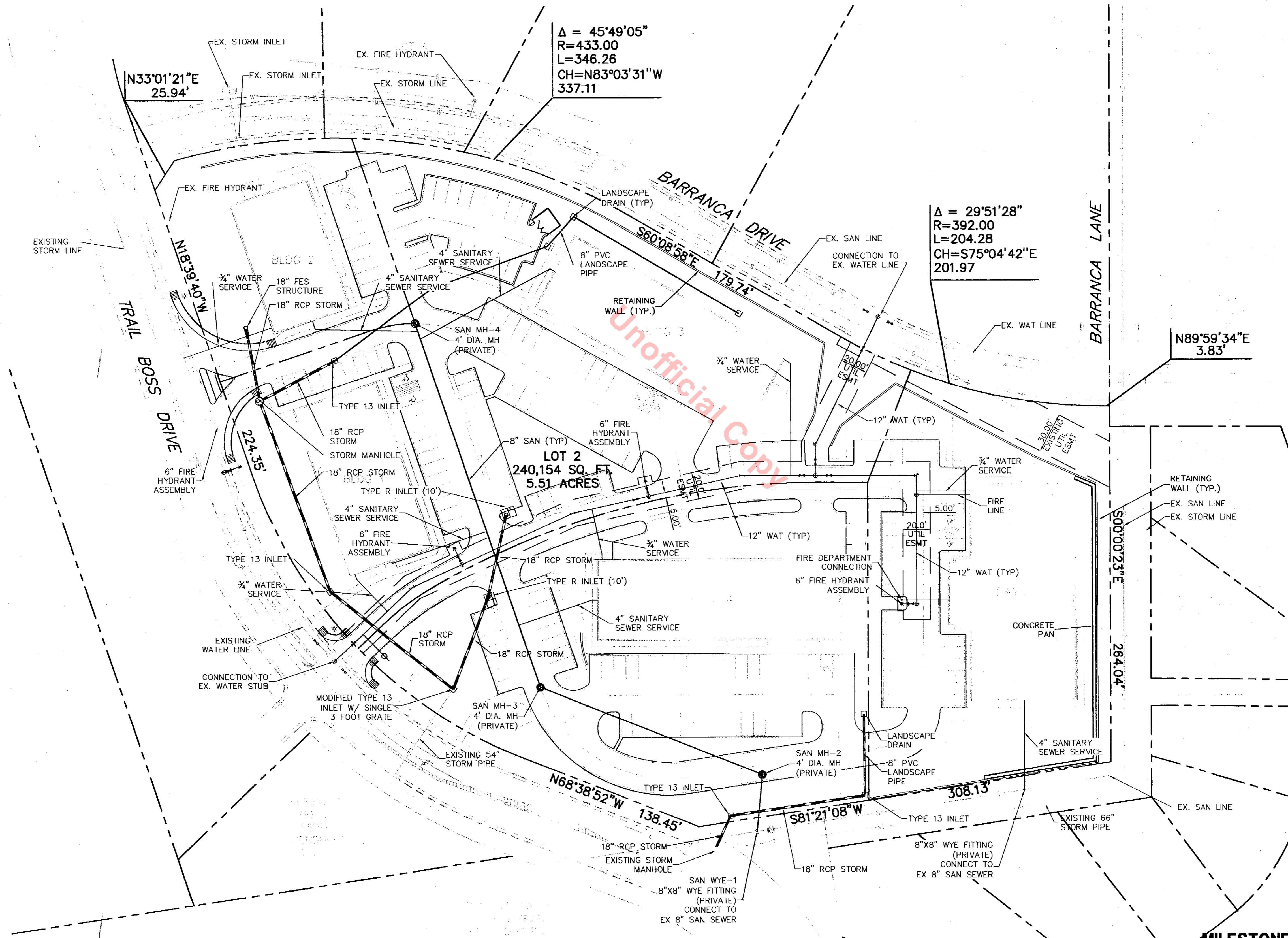
A PART OF THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

FINAL SITE PLAN

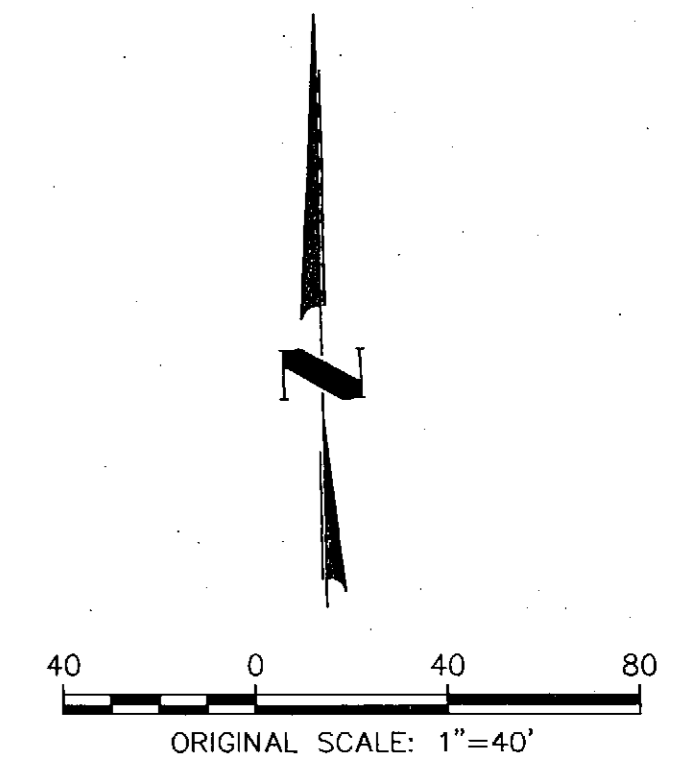
UTILITY PLAN

LEGEND OF SYMBOLS:

PROPERTY LINE	
SANITARY SEWER MAIN	
PROPOSED WATER	
UTILITY ESMT	
PROPOSED RETAINING WALL	
6" CURB & GUTTER	
HANDICAP PARKING SPACE	
EXISTING WATER MAIN W/ FH	
EXISTING SAN MAIN W/ MH	
EXISTING STORM MAIN	



- NOTES:**
1. ALL WATER MAIN LINES WILL BE 8" PVC UNLESS OTHERWISE INDICATED.
 2. ALL SANITARY MAIN LINES WILL BE 8" PVC UNLESS OTHERWISE INDICATED.
 3. ALL SANITARY SEWER LATERALS WILL BE 4" UNLESS OTHERWISE INDICATED.
 4. ALL WATER LATERALS WILL BE 3/4" UNLESS OTHERWISE INDICATED.

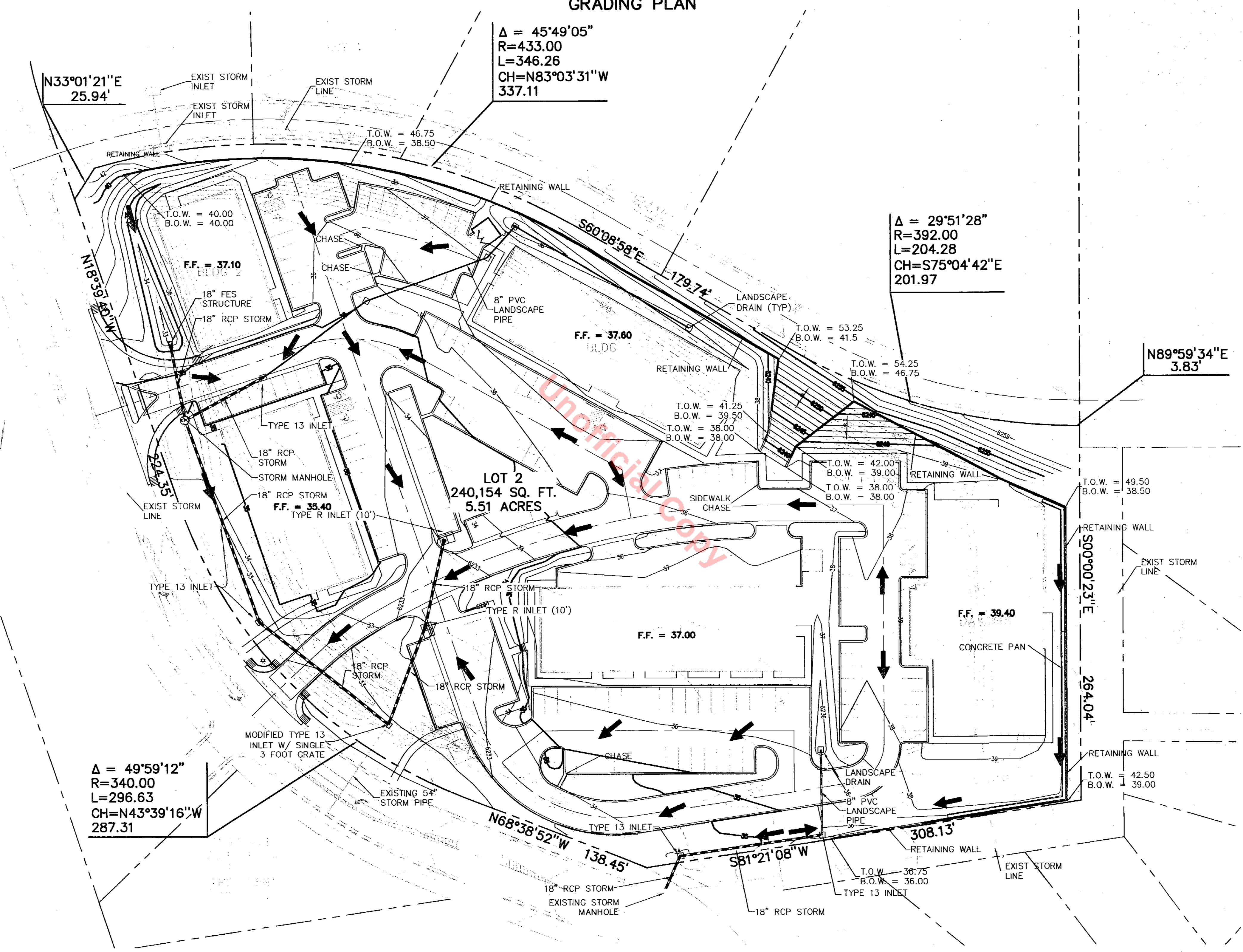


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MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

A PART OF THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35,
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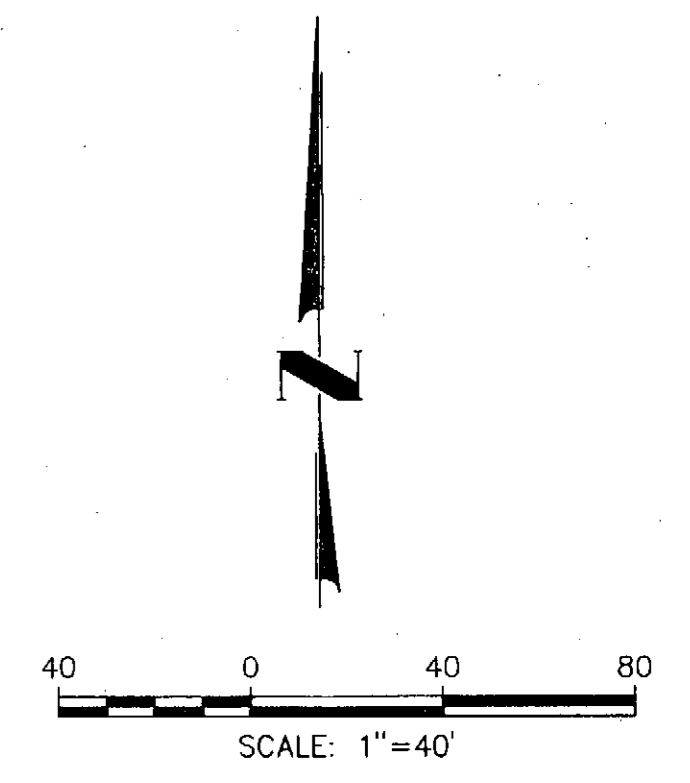
FINAL SITE PLAN GRADING PLAN



LEGEND OF SYMBOLS:

PROPERTY LINE	---
PROPOSED STORM	—+—+—+—
PROPOSED RETAINING WALL	=====
6" CURB & GUTTER	=====
EXISTING STORM MAIN	-----
5' CONTOUR	—30—
1' CONTOUR	—31—
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
FLOW ARROW	←

T.O.W. = TOP OF WALL
B.O.W. = BOTTOM OF WALL
F.F. = FINISHED FLOOR



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MILESTONE FILING. NO.4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

A PART OF THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M. TOWN

OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT / FINAL PD SITE PLAN



Design
Development
Construction

Urban Companies
7437 Village Square Drive, Suite 200
Castle Rock, Co. 80108
303.660.1338

Town of Castle Rock
Landscape Professional

Robert Hooper
Registration No. 328

Architect

Engineer

Metzler
Business
Center

Project
Trail Boss Drive
Castle Rock, Colorado
80104
Project Location

Issued/Revised

Date	Activity
2/10/04	COMMENT REVISIONS
3/17/04	COMMENT REVISIONS

Master
Landscape
Plan

Sheet Title

Scale: AS NOTED

Date: 5/2/03

Drawn By: rh

Project #:

Job File:

Sheet
5of10

ALL PAVING/ROAD SURFACES TO BE ASPHALT

ORGANIC MULCH (FIR FIBER) APPLIED AT 1/2" PER FOOT TO 4" DEPTH

RE-SEED NATURAL GRASSES (100% BUFFALO GRASS MIX)

DIVIDE ALL BEDS WITH STEEL EDGING

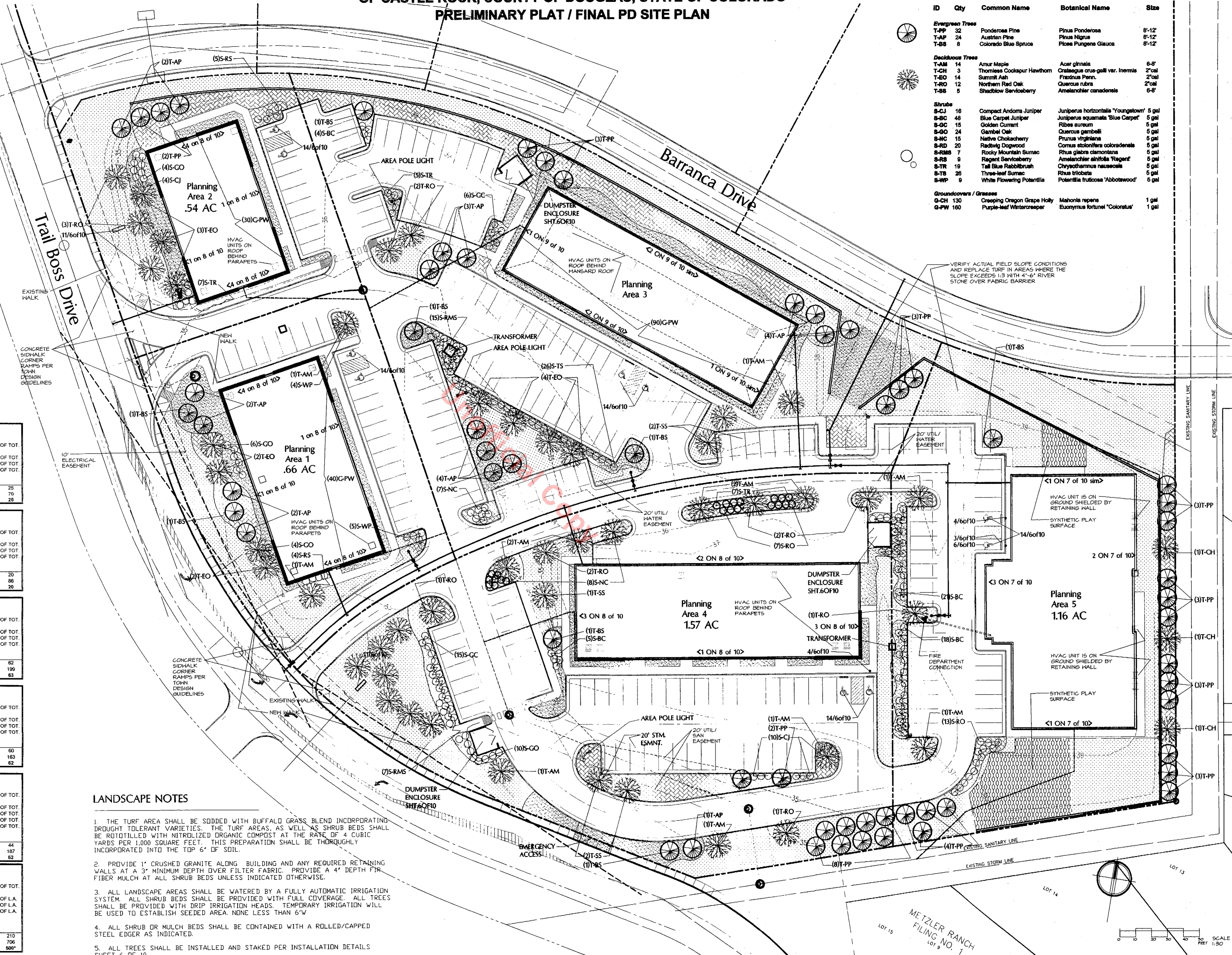
ROCKBENCH (1 1/2" RIVER ROCK OVER FABRIC VEED BARRIER)

ID	Qty	Common Name	Botanical Name	Size
Evergreen Trees				
T-PP	32	Ponderosa Pine	Pinus Ponderosa	8'-12'
T-AP	24	Austrian Pine	Pinus Nigra	8'-12'
T-BB	8	Colorado Blue Spruce	Pinus Pungens Glauca	8'-12'
Deciduous Trees				
T-AM	14	Amur Maple	Acer ginnala	6'-8'
T-CH	3	Thornless Cockspur Hawthorn	Crataegus crus-galli var. Inermis	2'cal
T-EO	14	Sweet Gum	Liquidambar styraciflua	2'cal
T-RO	12	Northern Red Oak	Quercus rubra	2'cal
T-BB	5	Shadblow Serviceberry	Amelanchier canadensis	6'-8'
Shrubs				
S-CJ	16	Compact Andromeda Juniper	Juniperus horizontalis 'Youngtown'	5 gal
S-BC	48	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'	5 gal
S-CC	15	Golden Currant	Ribes aurum	5 gal
S-CD	24	Gambel Oak	Quercus gambelii	5 gal
S-NC	15	Native Chokecherry	Prunus virginiana	5 gal
S-RD	20	Redwing Dogwood	Cornus stolonifera coloradensis	5 gal
S-RMB	7	Rocky Mountain Sumac	Rhus glabra clemontiana	5 gal
S-RB	9	Regent Serviceberry	Amelanchier alnifolia 'Regent'	5 gal
S-TR	19	Tall Blue Rabbitbrush	Chrysothamnus nauseosus	5 gal
S-TB	26	Three-leaf Sumac	Rhus trilobata	5 gal
S-WP	9	White Flowering Potentilla	Potentilla fruticosa 'Abbotswood'	5 gal
Groundcovers / Grasses				
G-CH	130	Creeping Oregon Grape Holly	Mahonia repens	1 gal
G-PW	160	Purple-leaf Wintercreeper	Euonymus fortunei 'Coloratus'	1 gal

PLANNING AREA	Sq. Ft.	%
PLANNING AREA 1	28766.9 SF	100%
Total Landscaped Area (L.A.)	6905 SF	24%
Irrigated ground cover (no sod)	2955 SF	10%
Non-living Mulch	2750 SF	10%
Non-living Rock	3100 SF	11%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 12, Required Shrubs: 25	
Plant Count at provided Landscape area**	Required Trees: 35, Provided Trees: 12, Required Shrubs: 25, Provided Shrubs: 25	
PLANNING AREA 2	2316.8 SF	100%
Total Landscaped Area (L.A.)	10770.4 SF	46%
Irrigated ground cover (no sod)	6150.4 SF	26%
Non-living Mulch	2500 SF	11%
Non-living Rock	2120 SF	9%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 10, Required Shrubs: 20	
Plant Count at provided Landscape area**	Required Trees: 43, Provided Trees: 10, Required Shrubs: 66, Provided Shrubs: 20	
PLANNING AREA 3	6581.4 SF	100%
Total Landscaped Area (L.A.)	24884.5 SF	38%
Irrigated ground cover (no sod)	15714.5 SF	24%
Non-living Mulch	5500 SF	8%
Non-living Rock	3670 SF	5%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 29, Required Shrubs: 62	
Plant Count at provided Landscape area**	Required Trees: 100, Provided Trees: 29, Required Shrubs: 169, Provided Shrubs: 62	
PLANNING AREA 4	6582.5 SF	100%
Total Landscaped Area (L.A.)	20377.7 SF	31%
Irrigated ground cover (no sod)	10677.7 SF	16%
Non-living Mulch	6200 SF	9%
Non-living Rock	3500 SF	5%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 29, Required Shrubs: 60	
Plant Count at provided Landscape area**	Required Trees: 82, Provided Trees: 29, Required Shrubs: 163, Provided Shrubs: 62	
PLANNING AREA 5	5562.5 SF	100%
Total Landscaped Area (L.A.)	23352.8 SF	42%
Irrigated ground cover (no sod)	17142.8 SF	31%
Non-living Mulch	2100 SF	4%
Non-living Rock	1540 SF	3%
Synthetic play surfaces	2500 SF	5%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 21, Required Shrubs: 44	
Plant Count at provided Landscape area**	Required Trees: 94, Provided Trees: 21, Required Shrubs: 187, Provided Shrubs: 62	
TOTALS	240150.4 SF	100%
Total Landscaped Area (L.A.)	88220.4 SF	37%
Irrigated ground cover (no sod)	52640.4 SF	22%
Non-living Mulch	19050 SF	8%
Non-living Rock	14000 SF	6%
Synthetic play surfaces	2500 SF	1%
Non-disturbed areas	0 SF	0%
Plant Count at 20% Landscape area	Required Trees: 101, Required Shrubs: 210	
Plant Count at provided Landscape area**	Required Trees: 353, Provided Trees: 112, Required Shrubs: 706, Provided Shrubs: 600*	

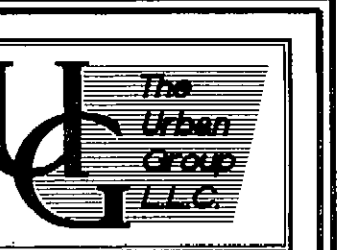
LANDSCAPE NOTES

1. THE TURF AREA SHALL BE SODDED WITH BUFFALO GRASS BLEND INCORPORATING DROUGHT TOLERANT VARIETIES. THE TURF AREAS, AS WELL AS SHRUB BEDS SHALL BE ROTOTILLED WITH NITROLIZED ORGANIC COMPOST AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. PROVIDE 1" CRUSHED GRANITE ALONG BUILDING AND ANY REQUIRED RETAINING WALLS AT A 3" MINIMUM DEPTH OVER FILTER FABRIC. PROVIDE A 4" DEPTH FIR FIBER MULCH AT ALL SHRUB BEDS UNLESS INDICATED OTHERWISE.
3. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. ALL SHRUB BEDS SHALL BE PROVIDED WITH FULL COVERAGE. ALL TREES SHALL BE PROVIDED WITH DRIP IRRIGATION HEADS. TEMPORARY IRRIGATION WILL BE USED TO ESTABLISH SEEDED AREA. NONE LESS THAN 6"W
4. ALL SHRUB OR MULCH BEDS SHALL BE CONTAINED WITH A ROLLED/CAPPED STEEL EDGER AS INDICATED.
5. ALL TREES SHALL BE INSTALLED AND STAKED PER INSTALLATION DETAILS SHEET 6 OF 10.
6. ALL INTERIOR SIDEWALKS SHALL BE PROVIDED WITH 'CITY-WHITE' COLOR FINISH AND RECEIVED A MEDIUM BROOM TEXTURE. USE 4" SMOOTH FLOAT AT EXPOSED EDGES AND AT CONTROL / EXPANSION JOINTS.



MILESTONE FILING. NO.4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

A PART OF THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT / FINAL PD SITE PLAN



Design
Development
Construction

Urban Companies
7437 Village Square Drive, Suite 200
Castle Rock, Co. 80108
303.660.1338

Architect

Engineer

Metzler
Business
Center

Project
Trail Boss Drive
Castle Rock, Colorado
80104
Project Location

Issued/Revised

Date	Activity
2/10/04	COMMENT REVISIONS

Site
Details

Sheet Title

Scale: AS NOTED

Date: 5/2/03

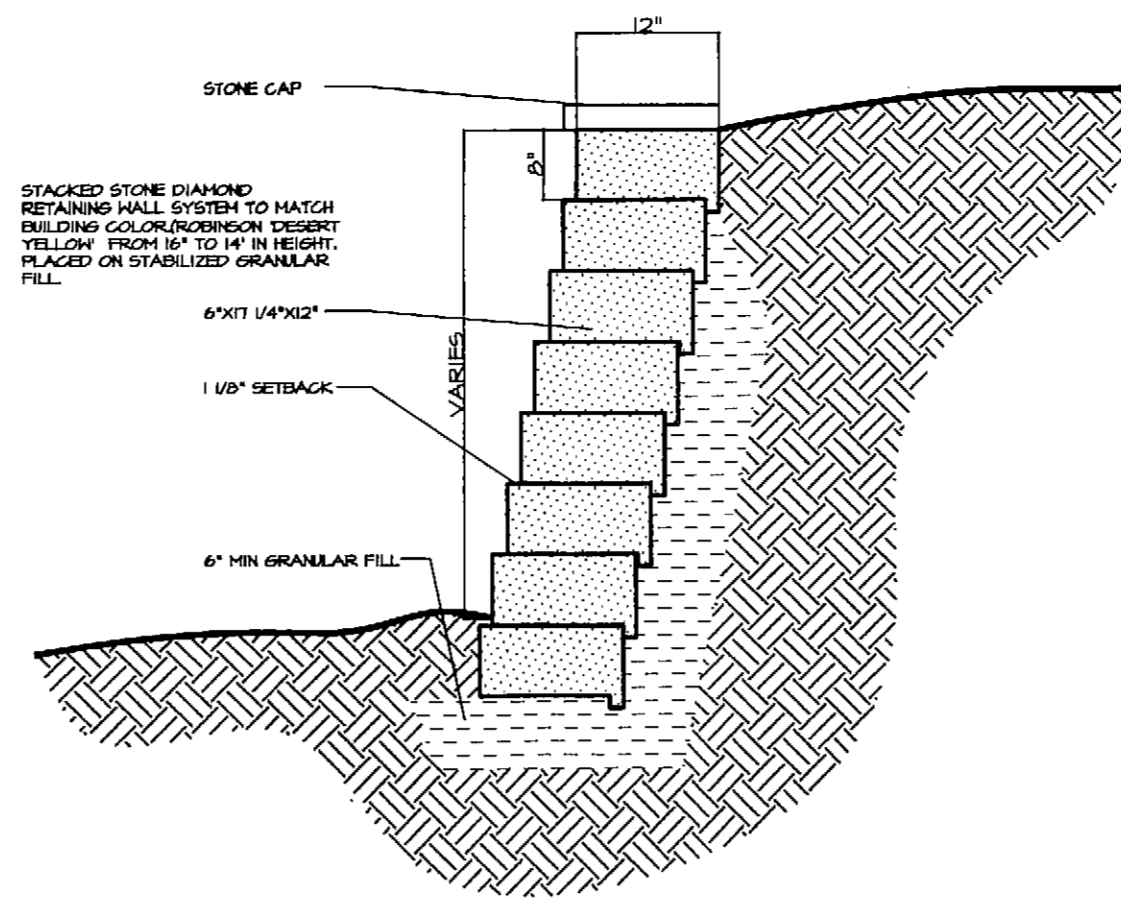
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Project #:

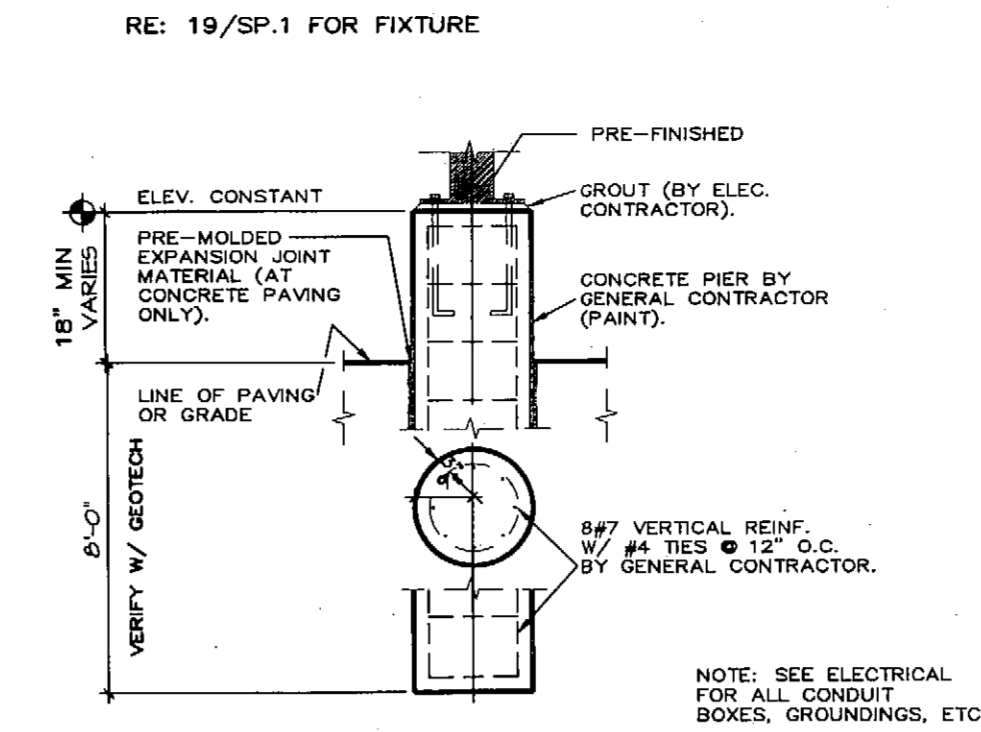
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6 of 10

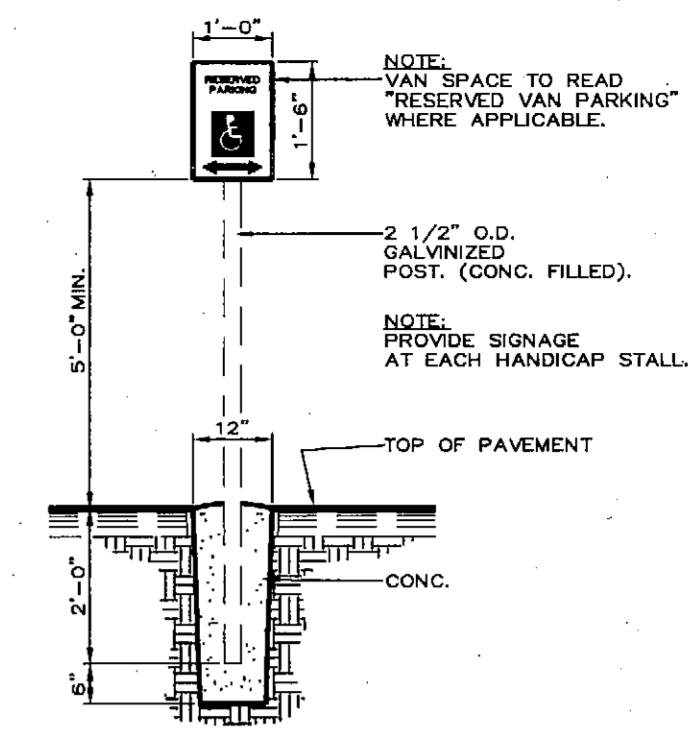
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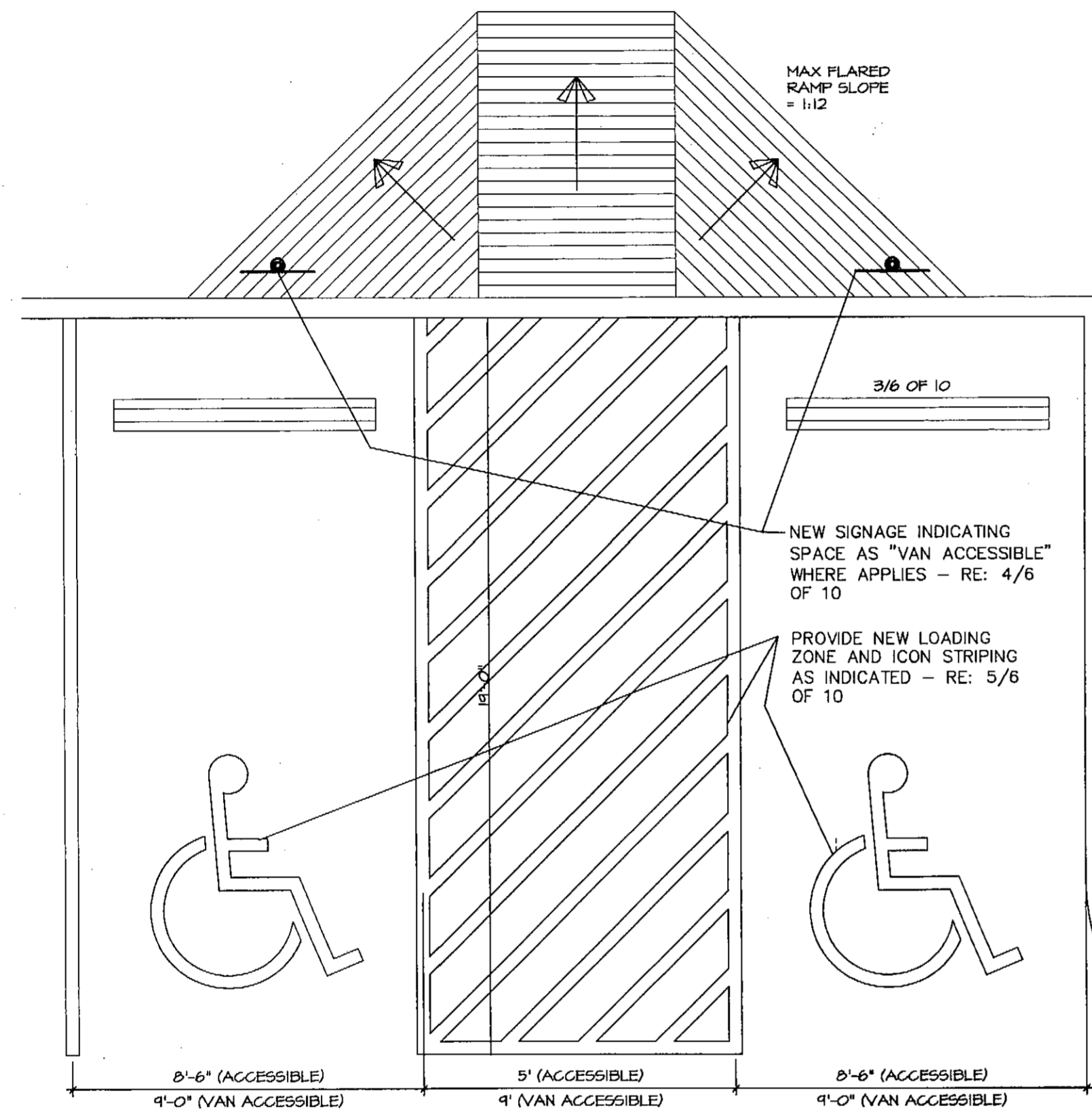
16 RETAINING WALL SCALE: 3/4" = 1'-0" 12



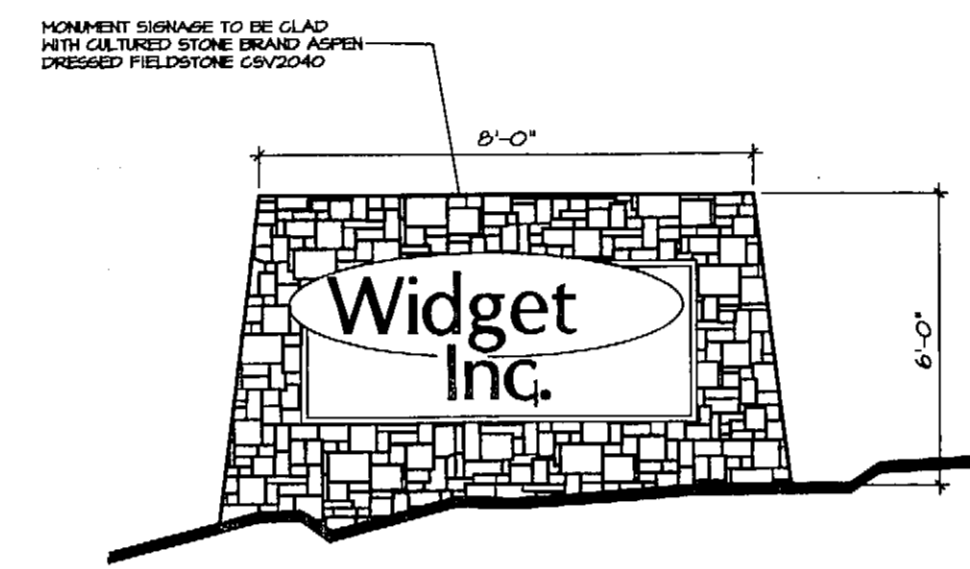
8 N.T.S. LIGHT STANDARD PIER 8



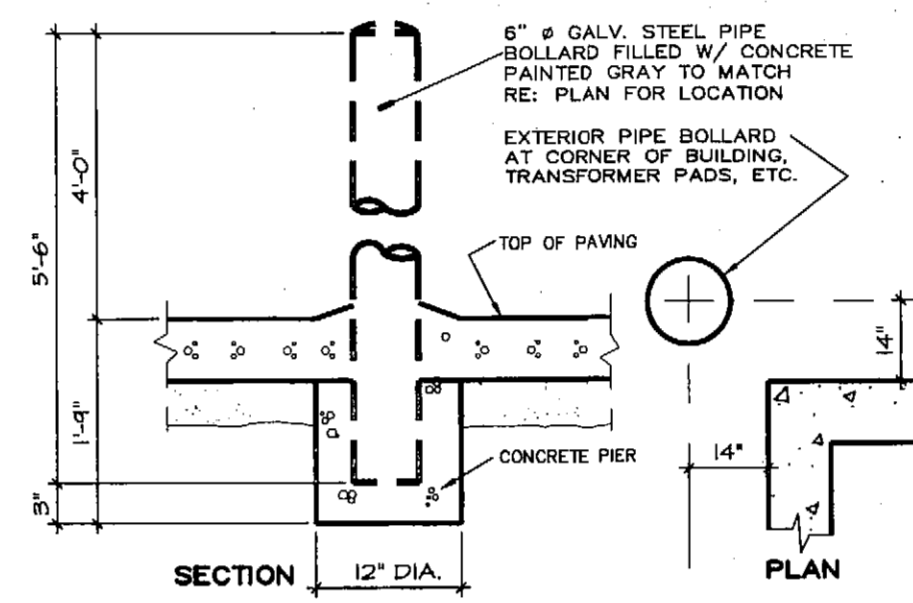
4 N.T.S. HANDICAP SIGNAGE 4



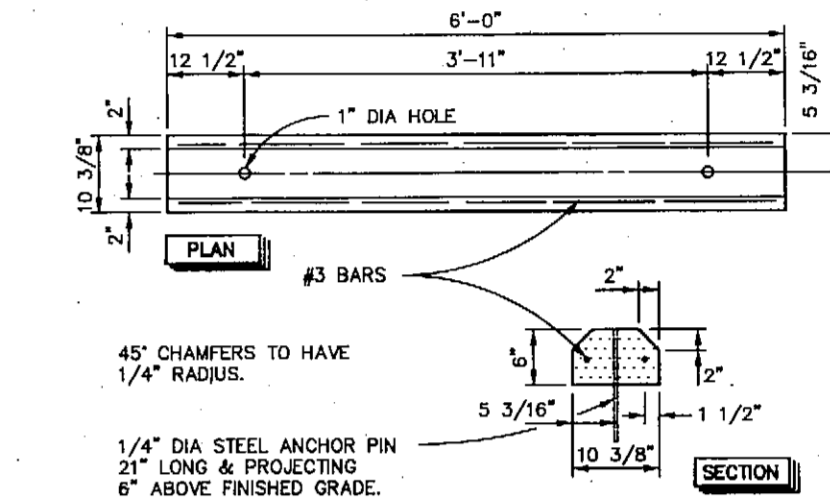
14 PLAY AREA FENCE - AREA 5 N.T.S. 17



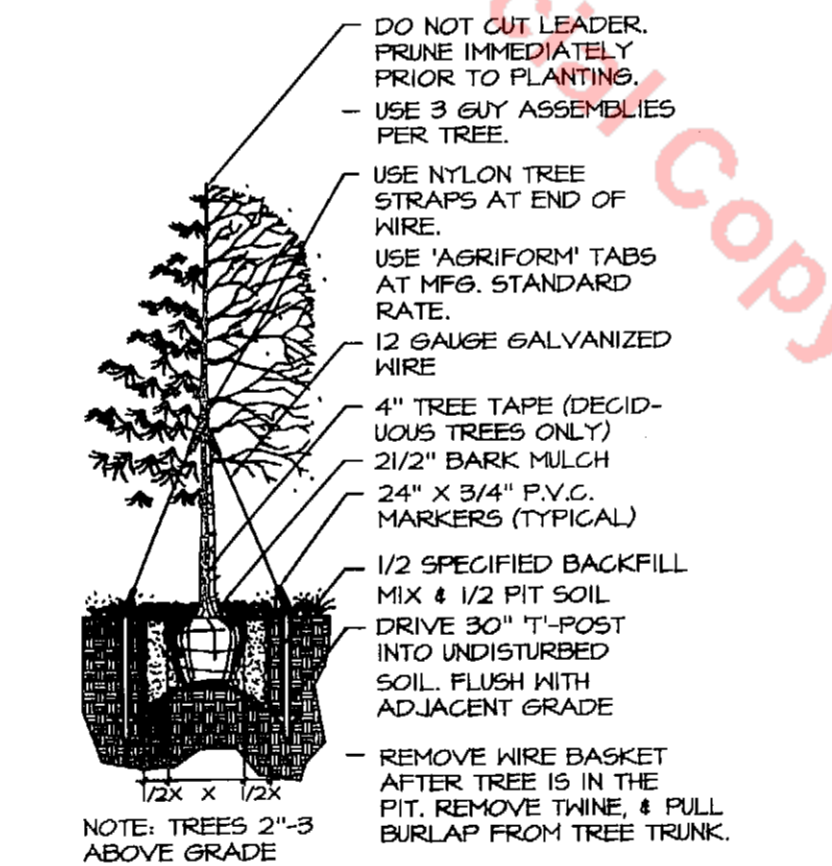
11 N.T.S. MOMUMENT SIGNAGE - NOT TO SCALE 11



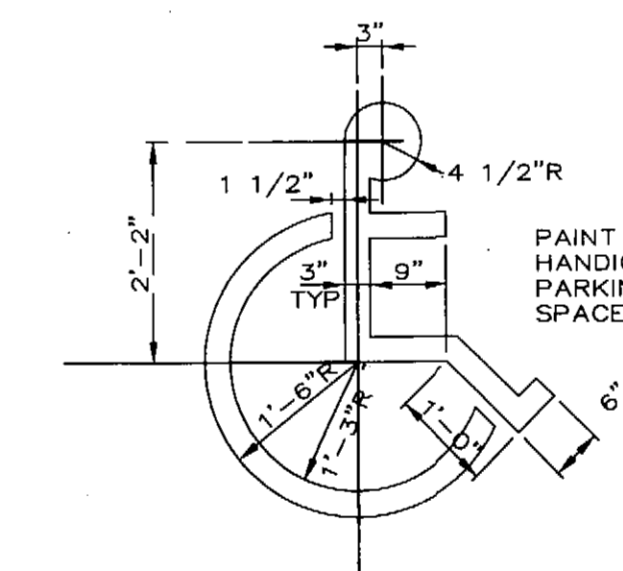
7 N.T.S. STEEL PIPE BOLLARD 7



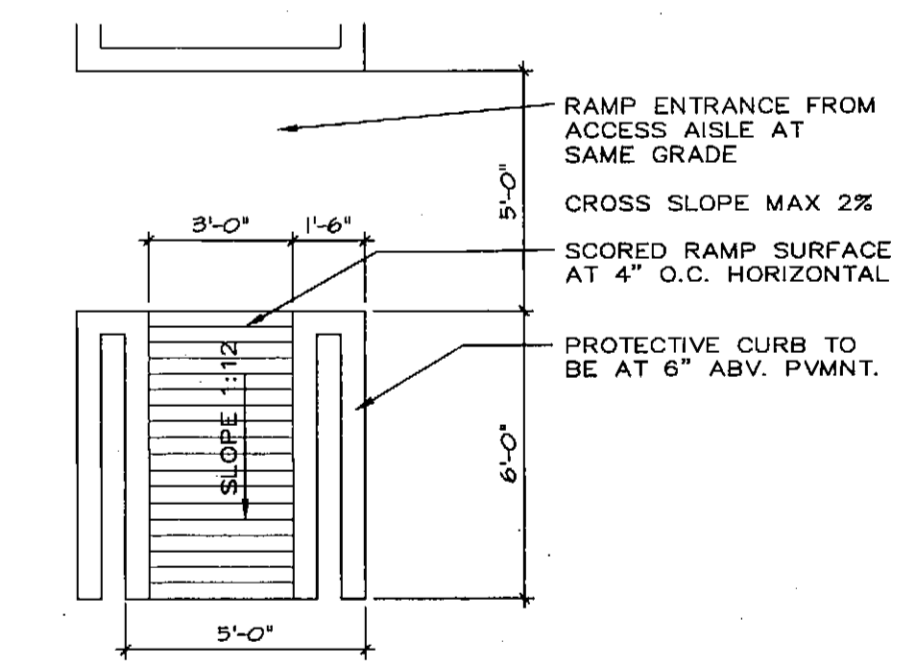
3 N.T.S. CONCRETE WHEEL STOP 3



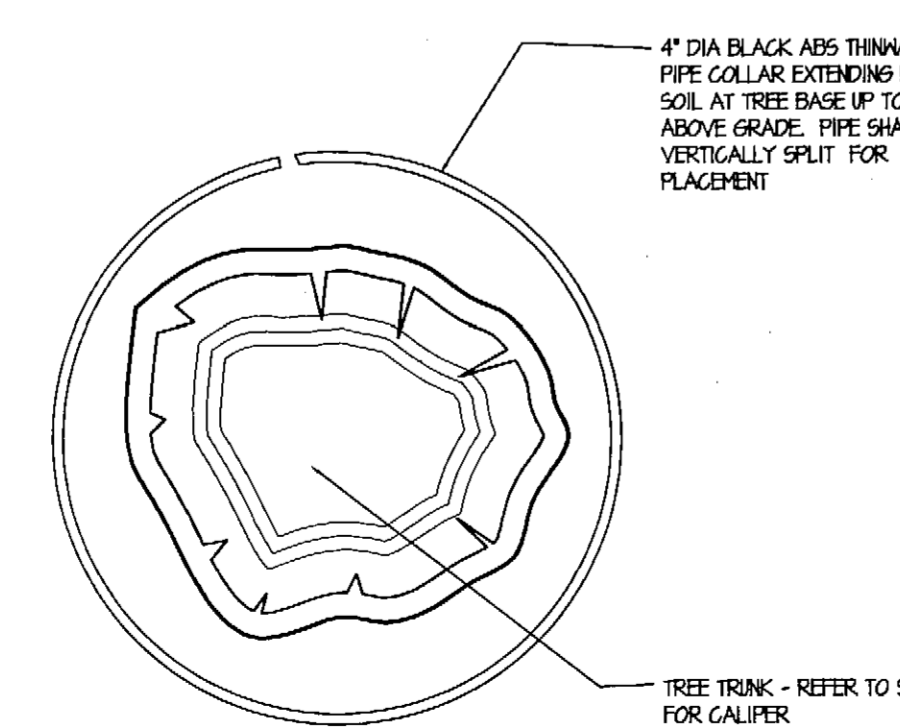
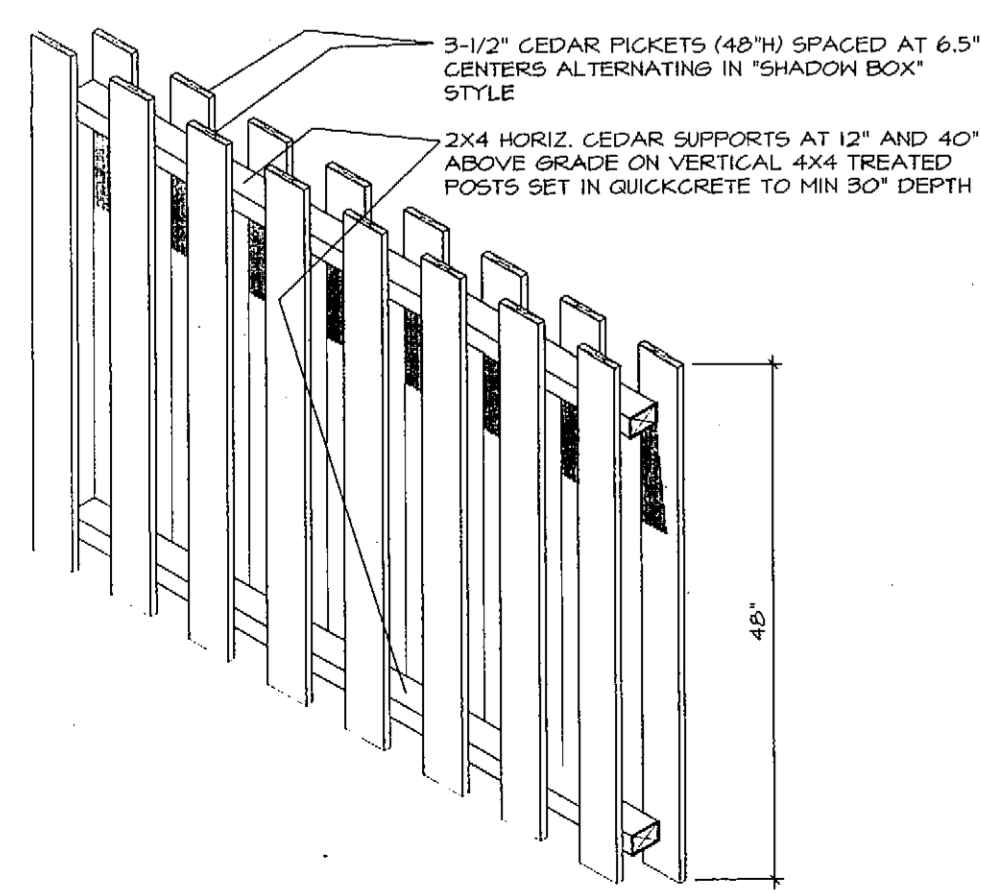
10 N.T.S. TREE PLANTING DETAIL N.T.S. 10



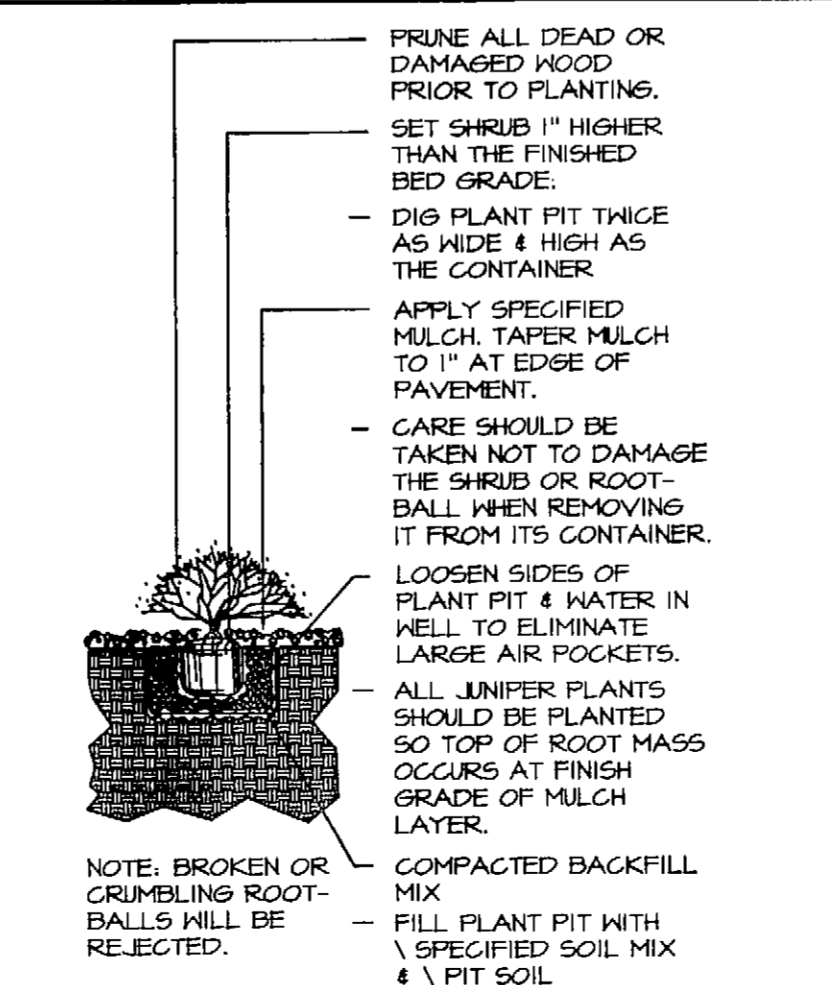
6 N.T.S. N.T.S. PAINTED HANDICAP ICON 6



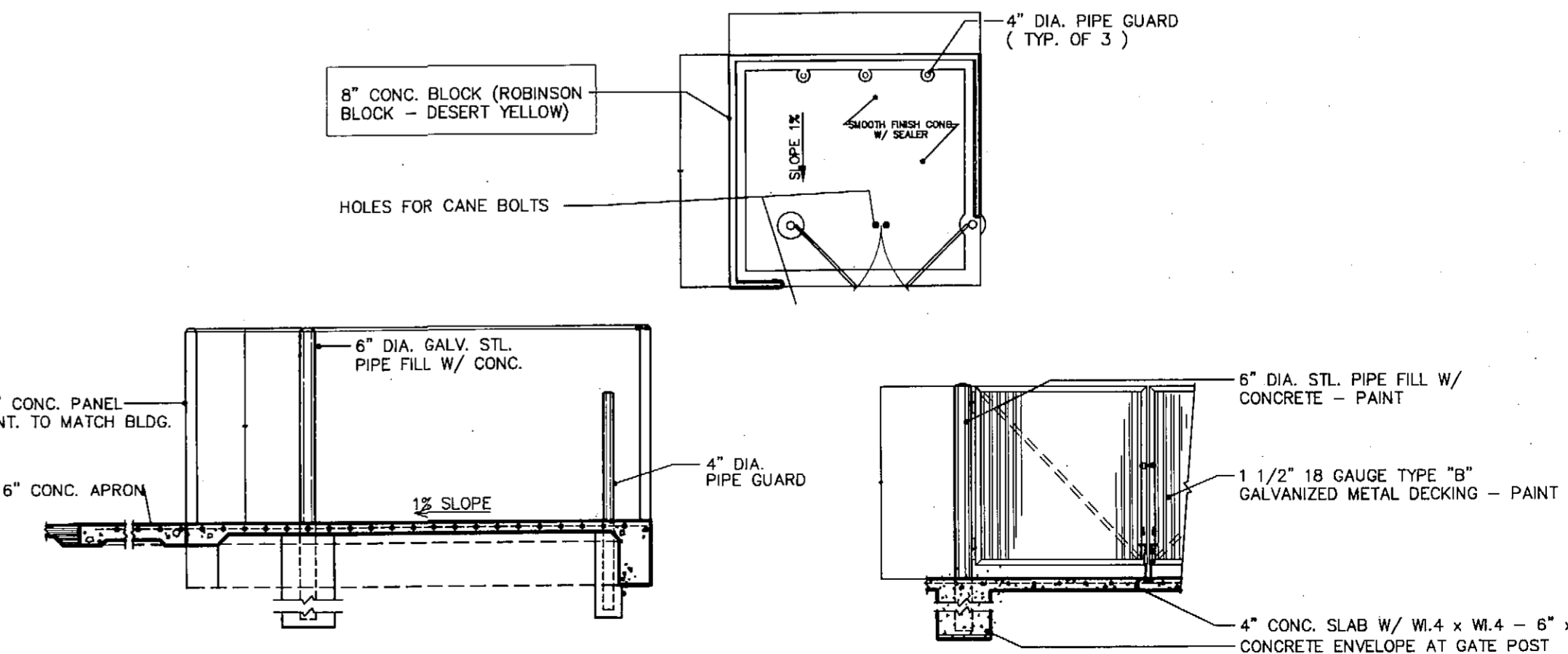
2 N.T.S. CONCRETE WHEELCHAIR RAMP 2



13 N.T.S. TREE TRUNK PROTECTIVE COLLAR N.T.S. 13

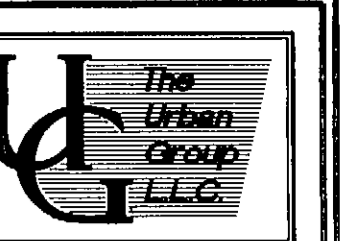


9 N.T.S. SHRUB PLANTING DETAIL N.T.S. 9



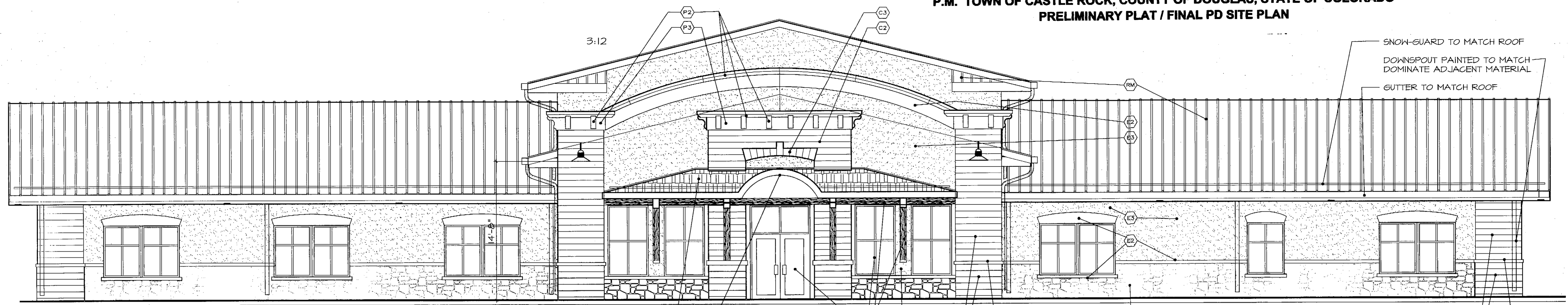
1 N.T.S. DUMPSTER INFORMATION 1

MILESTONE FILING. NO.4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK
A PART OF THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH
P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT / FINAL PD SITE PLAN



Design
Development
Construction

Urban Companies
7437 Village Square Drive, Suite 200
Castle Rock, Co. 80108
303.660.1338



3/7of10: DAYCARE (FRONTAL) SCALE:3/16"=1'-0"

BEIBER PREMIERE SERIES WALL MOUNTED
TOW METAL HALIDE DOWN LIGHTS (TYPE IV
CUT-OFF)
BRONZE FINISH
DROP LENS LUMINAIRES SHALL NOT BE USED



2/7of10: DAYCARE (REAR) SCALE:3/16"=1'-0"

- P1 PAINT 1 DARK - SHERWIN WILLIAMS 6084 GROUNDED
- P2 PAINT 2 LIGHT - SHERWIN WILLIAMS 6112 BISCUIT
- P3 PAINT 3 MEDIUM - SHERWIN WILLIAMS 6115 TOTALLY TAN
- E1 EIFS 1 DARK - BASED ON DARK PAINT 1 "GROUNDED"
- E2 EIFS 2 LIGHT - BASED ON LIGHT PAINT 2 "BISCUIT"
- E3 EIFS 3 MEDIUM - BASED ON MEDIUM PAINT 3 "TOTALLY TAN"
- C1 CMU 1 DARK - ROBINSON - CHESTNUT
- C2 CMU 2 MEDIUM - ROBINSON - DESERT YELLOW
- C3 CMU 3 LIGHT - ROBINSON - ANTIQUE WHITE
- S1 STONE @ OFFICE/FLEX CULTURED STONE - CSV2040 - ASPEN DRESSED FIELD STONE
- S2 STONE @ DAYCARE CULTURED STONE - CSV2066 - DESERT BLEND COBBLEFIELD
- MM MISC METALS MEDIUM BRONZE
- SF STOREFRONT MERLOT OR BURGUNDY
- SW STAINED WOOD NATURAL STAIN AS SELECTED
- RM METAL ROOF STANDING SEAM OR PANEL MATCHING MEGI KYNAR 200 "KOKO" OR EQUAL
- RS SLATE ROOF (SIM) SINGLE AND MIXED ECOSTAR MAJESTIC SLATE - CHESTNUT BRN - CEDAR BRN



1/7of10: DAYCARE (END/OFF END SIM) 3/16"=1'-0"

Architect

Engineer

Metzler
Business
Center

Project
Trail Boss Drive
Castle Rock, Colorado
80104
Project Location

Issued/Revised

Date	Activity
2/10/04	COMMENT REVISIONS

Daycare
Exterior
Elevations

Sheet Title
Scale: AS NOTED
Date: 11/11/03
Drawn By: rh
Project #
Job file

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Sheet

MILESTONE FILING. NO.4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

A PART OF THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH

P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT / FINAL PD SITE PLAN



Design
Development
Construction

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303.660.1338

Architect

Engineer

Metzler
Business
Center

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Project Location

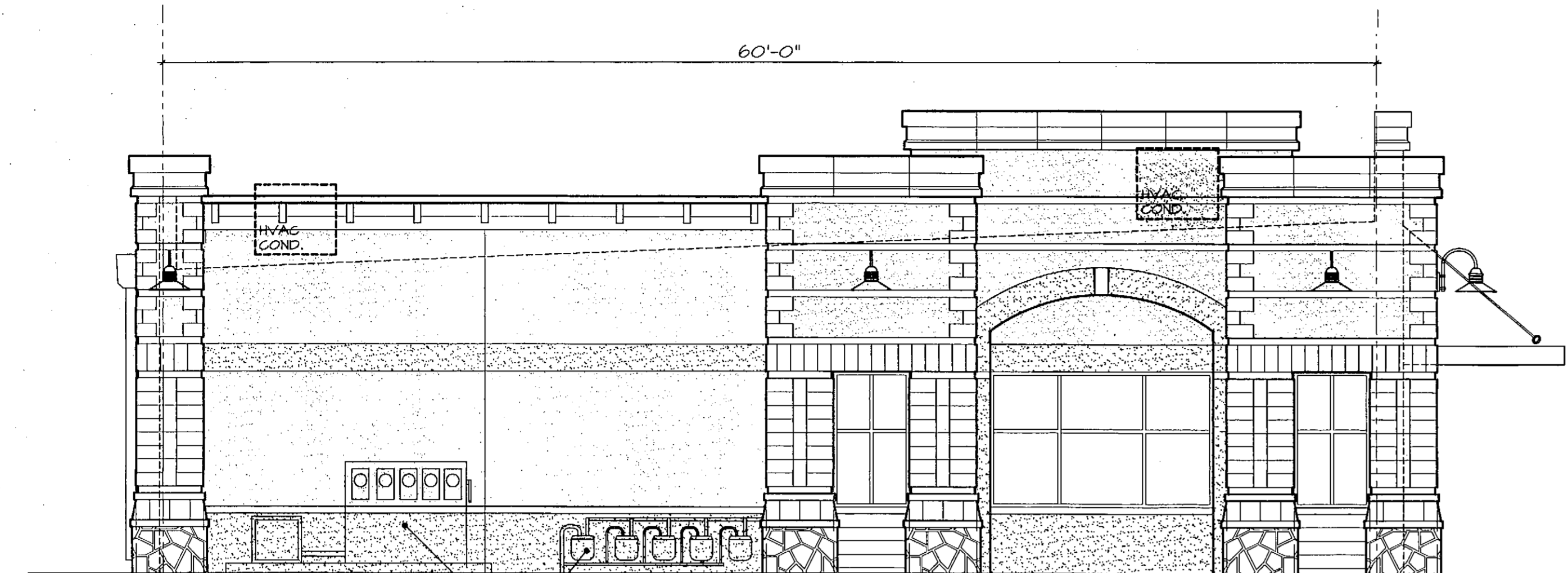
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Date	Activity
2/10/04	COMMENT REVISIONS

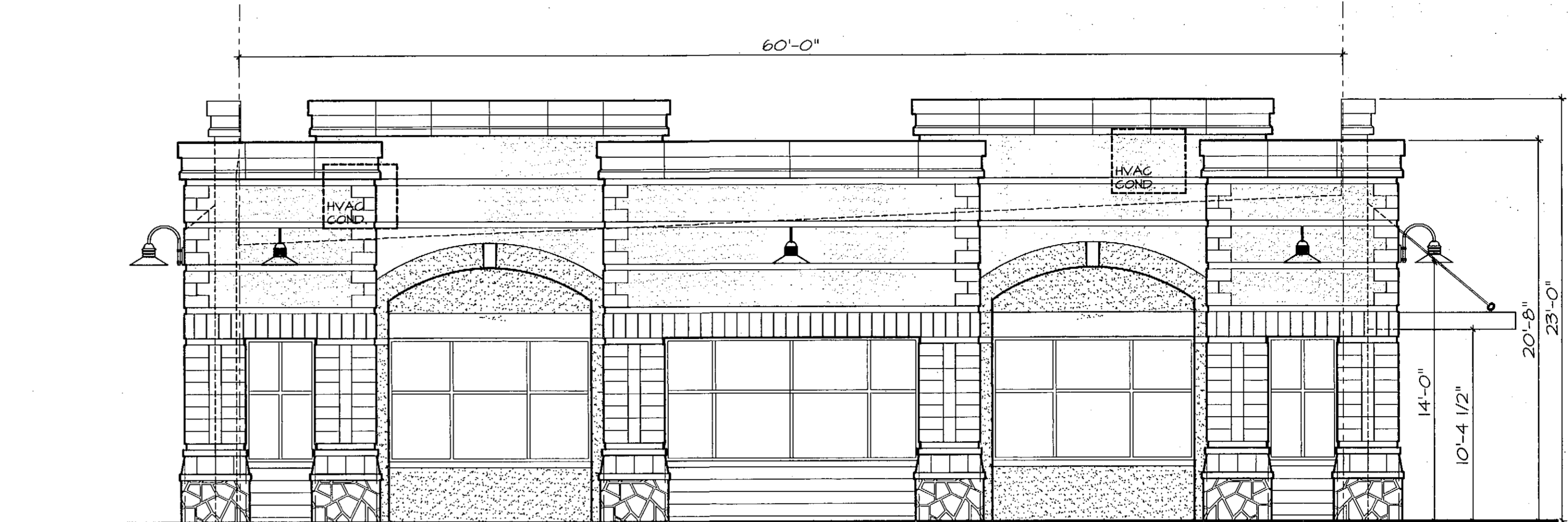
Flex/
Office
Elevations

Sheet Title
Scale: AS NOTED
Date: 11/11/03
Drawn By: rh
Project #:
Job File:

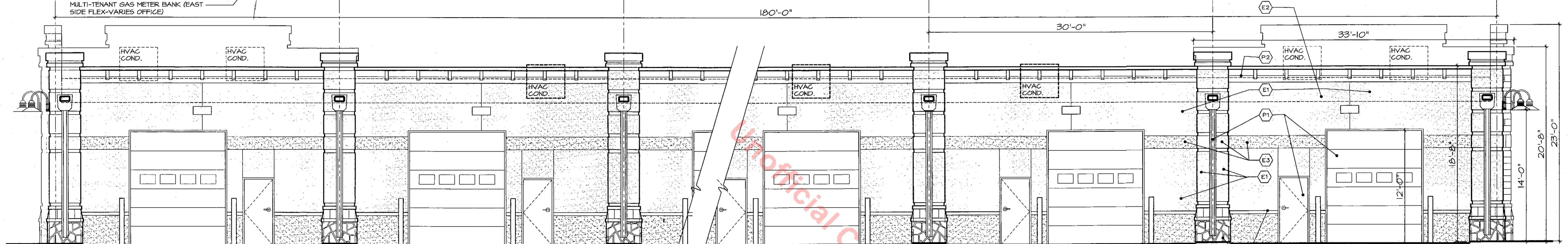
8of10
Sheet



3/8of10: FLEX ELEVATION (END) SCALE:3/16"=1'-0"



4/8of10: OFFICE ELEVATION (END) SCALE:3/16"=1'-0"



2/8of10: FLEX REAR ELEVATION SCALE:3/16"=1'-0"

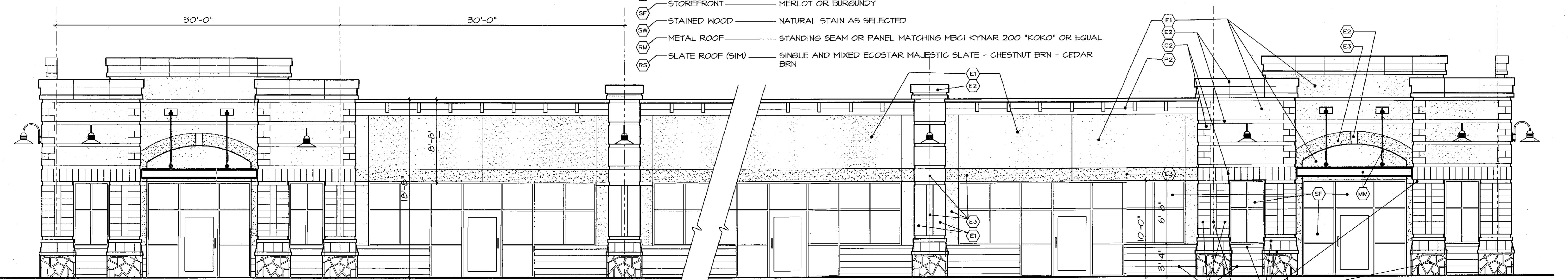
BEIBER PREMIERE SERIES WALL MOUNTED
TON METAL HALIDE DOWN LIGHTS (TYPE IV
CUT-OFF)

BEIBER PARK LANE SERIES WALL MOUNTED
TON METAL HALIDE DOWN LIGHTS (TYPE IV
CUT-OFF)

BRONZE FINISH

DROP LENS LUMINAIRES SHALL NOT BE USED

- P1 PAINT 1 ——— DARK - SHERWIN WILLIAMS 6084 GROUNDED
- P2 PAINT 2 ——— LIGHT - SHERWIN WILLIAMS 6112 BISCUIT
- P3 PAINT 3 ——— MEDIUM - SHERWIN WILLIAMS 6115 TOTALLY TAN
- E1 EIFS 1 ——— DARK - BASED ON DARK PAINT 1 "GROUNDED"
- E2 EIFS 2 ——— LIGHT - BASED ON LIGHT PAINT 2 "BISCUIT"
- E3 EIFS 3 ——— MEDIUM - BASED ON MEDIUM PAINT 3 "TOTALLY TAN"
- C1 CMU 1 ——— DARK - ROBINSON - CHESTNUT
- C2 CMU 2 ——— MEDIUM - ROBINSON - DESERT YELLOW
- C3 CMU 3 ——— LIGHT - ROBINSON - ANTIQUE WHITE
- S1 STONE @ OFFICE/FLEX ——— CULTURED STONE - CSV2040 - ASPEN DRESSED FIELD STONE
- S2 STONE @ DAYCARE ——— CULTURED STONE - CSV2066 - DESERT BLEND COBBLEFIELD
- MM MISC METALS ——— MEDIUM BRONZE
- SF STOREFRONT ——— MERLOT OR BURGUNDY
- SW STAINED WOOD ——— NATURAL STAIN AS SELECTED
- RM METAL ROOF ——— STANDING SEAM OR PANEL MATCHING MBCI KYNAR 200 "KOKO" OR EQUAL
- RS SLATE ROOF (SIM) ——— SINGLE AND MIXED ECOSTAR MAJESTIC SLATE - CHESTNUT BRN - CEDAR BRN

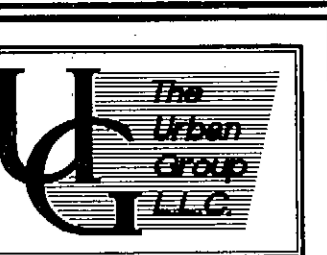


1/8of10: MULTI-TENANT OFFICE/FLEX FRONTAL ELEVATION (OMIT DOORS AND CONT. CMU WAINSCOT @ OFFICE REAR & FOR REDUCED TENANT OPTIONS) SCALE: 3/16"=1'-0"

MILESTONE FILING. NO.4, THIRD AMENDMENT, LOT 2 IN THE TOWN OF CASTLE ROCK

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PRELIMINARY PLAT / FINAL PD SITE PLAN



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Development
Construction

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Castle Rock, Co. 80108
303.660.1338

Architect

Engineer

**Metzler
Business
Center**

Project

Trail Boss Drive
Castle Rock, Colorado
80104

Project Location

Issued/Revised

Date	Activity
2/10/04	COMMENT REVISIONS

**Two Story
Office
Elevations**

Sheet Title

Scale: AS NOTED

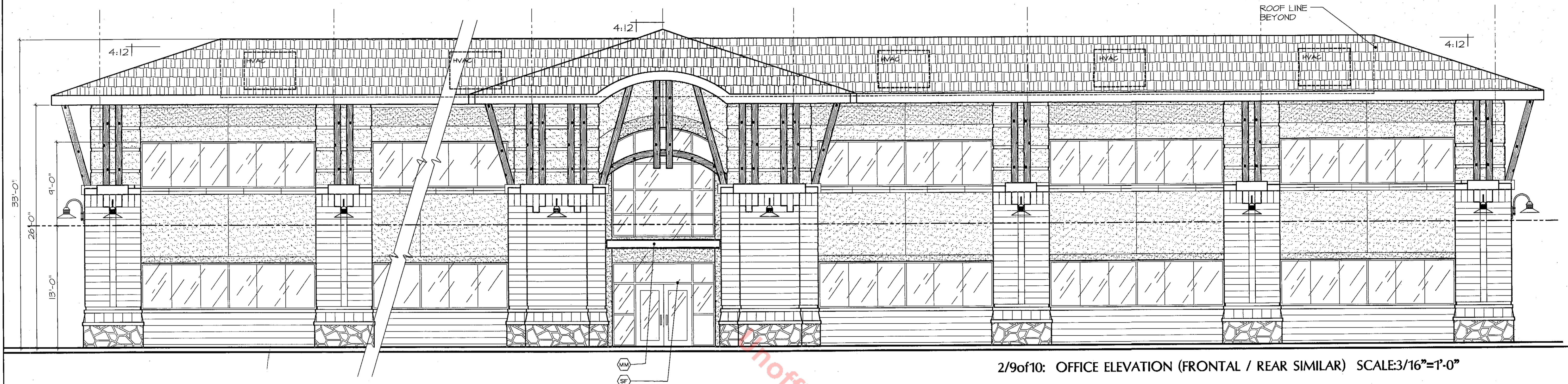
Date: 11/11/03

Drawn By: rh

Project #:

Job File:

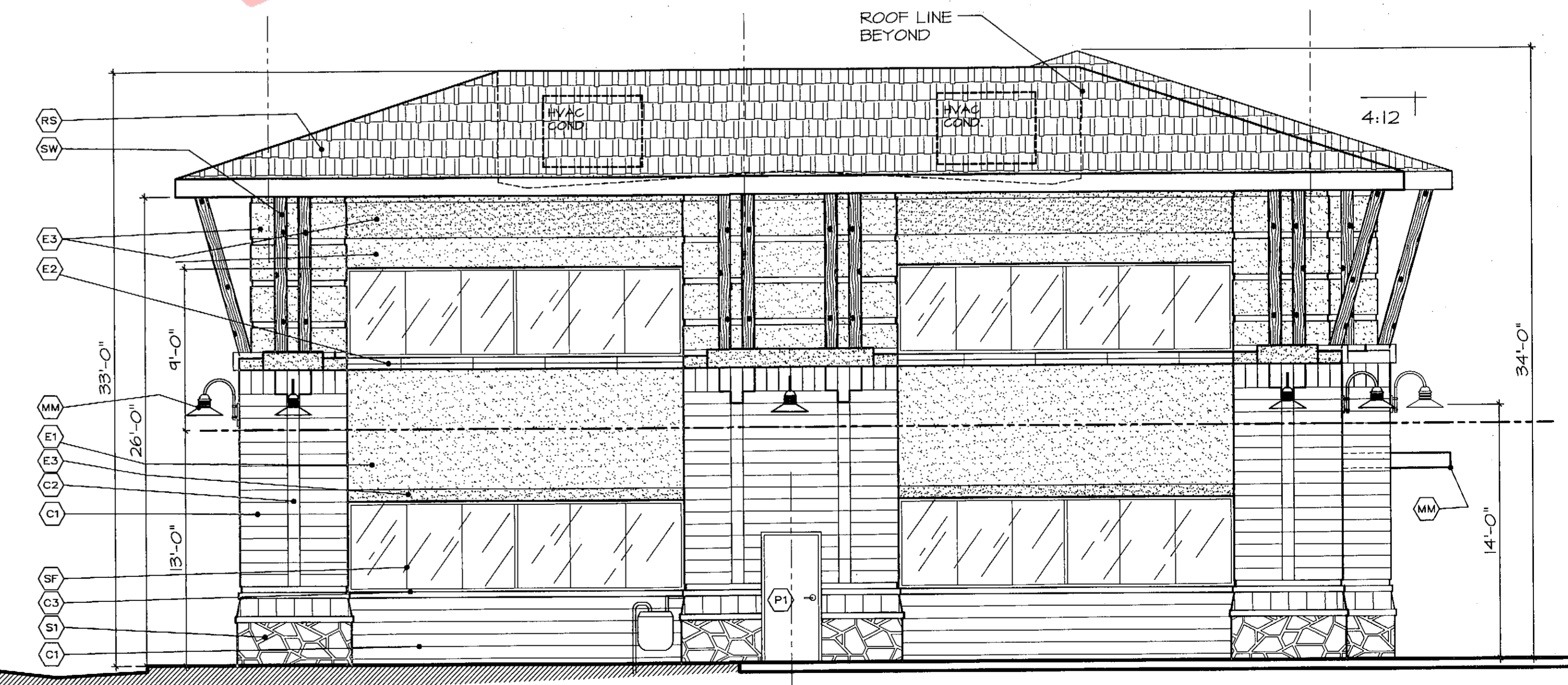
9 of 10



2/9of10: OFFICE ELEVATION (FRONTAL / REAR SIMILAR) SCALE:3/16"=1'-0"

- P1 PAINT 1 ——— DARK - SHERWIN WILLIAMS 6084
- P2 PAINT 2 ——— LIGHT - SHERWIN WILLIAMS 6112
- P3 PAINT 3 ——— MEDIUM - SHERWIN WILLIAMS 6115
- E1 EIFS 1 ——— DARK - BASED ON DARK PAINT 1
- E2 EIFS 2 ——— LIGHT - BASED ON LIGHT PAINT 2
- E3 EIFS 3 ——— MEDIUM - BASED ON MEDIUM PAINT 3
- C1 CMU 1 ——— DARK - ROBINSON - CHESTNUT
- C2 CMU 2 ——— MEDIUM - ROBINSON - DESERT
- C3 CMU 3 ——— LIGHT - ROBINSON - ANTIQUE WHITE
- S1 STONE @ OFFICE/FLEX ——— CULTURED STONE - CSV2040 - ASPEN DRESSED FIELD STONE
- S2 STONE @ DAYCARE ——— CULTURED STONE - CSV2066 - DESERT BLEND COBBLEFIELD
- MM MISC METALS ——— MEDIUM BRONZE
- SF STOREFRONT ——— MERLOT OR BURGUNDY
- SW STAINED WOOD ——— NATURAL STAIN AS SELECTED
- RM METAL ROOF ——— STANDING SEAM OR PANEL MATCHING MBCI KYNAR 200 "KOKO" OR EQUAL
- RS SLATE ROOF (SIM) ——— SINGLE AND MIXED ECOSTAR MAJESTIC SLATE - CHESTNUT BRN - CEDAR BRN

BEIBER PREMIERE SERIES WALL MOUNTED TOW METAL HALIDE DOWN LIGHTS (TYPE IV CUT-OFF)
BRONZE FINISH
DROP LENS LUMINAIRES SHALL NOT BE USED



1/9of10: OFFICE ELEVATION (END / OFF END SIMILAR) SCALE:3/16"=1'-0"

